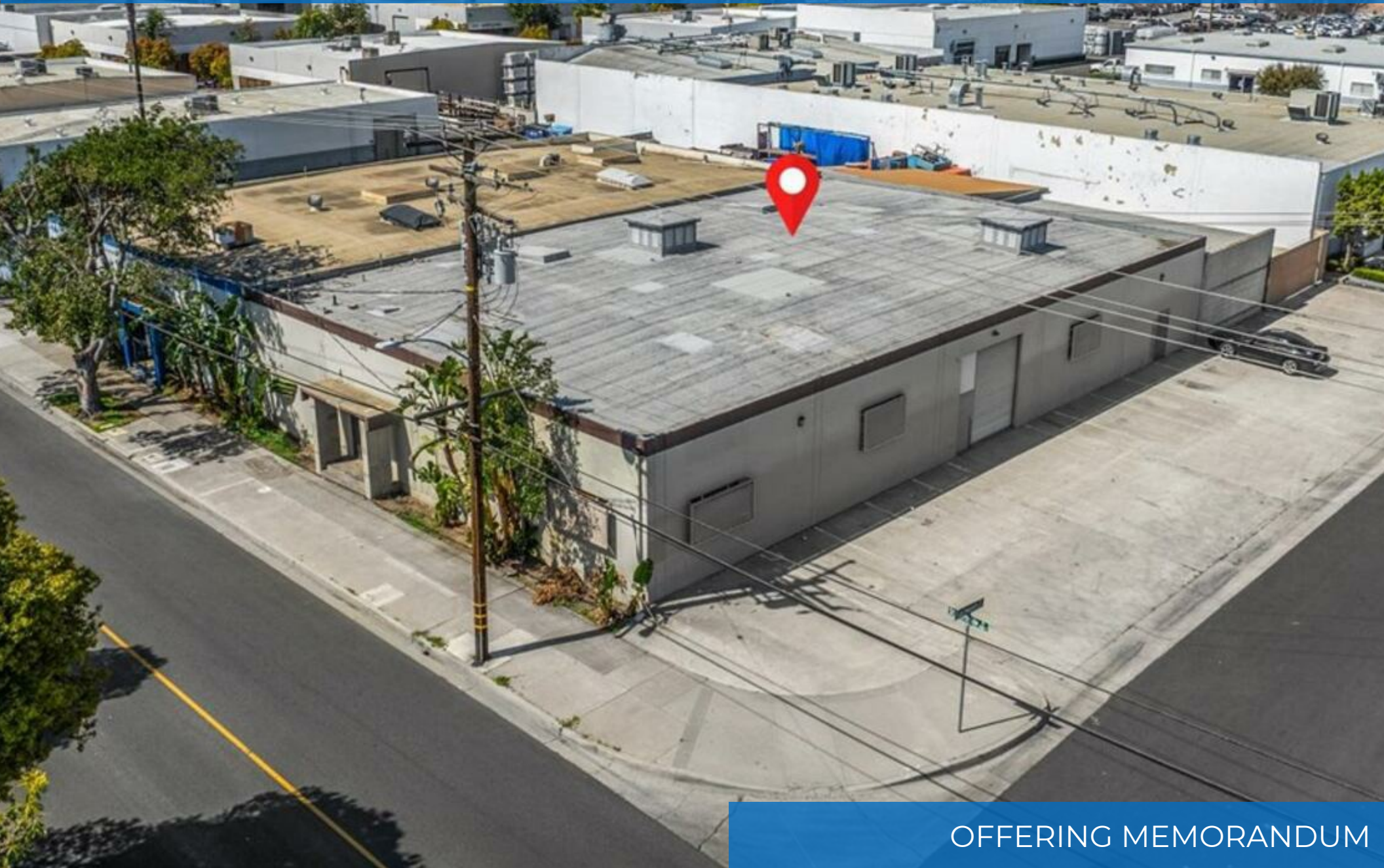


1409 E St. Gertrude Pl
Santa Ana, CA 92705



OFFERING MEMORANDUM

EXCLUSIVELY PRESENTED BY:

1409 E ST. GERTRUDE PL
SANTA ANA, CA 92705



MANUEL MADRID

Broker

Mobile: 909-241-0677

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3155 Sedona Court Bldg C
Ontario, CA 91764

Office: 909-321-9148





1409

INVESTMENT SUMMARY

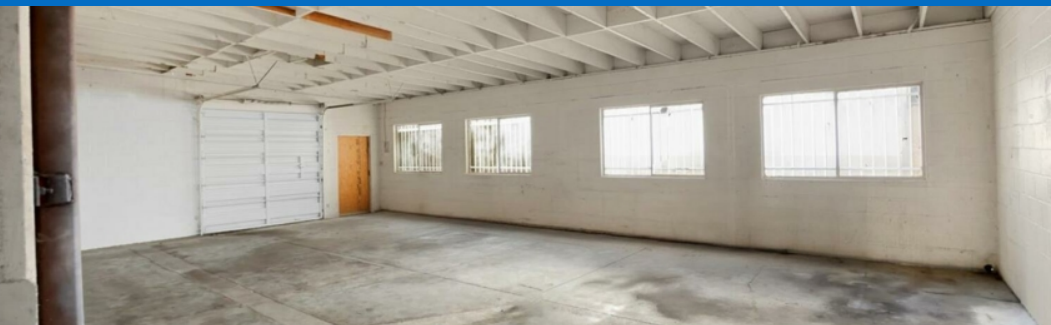
1409 E Saint Gertrude Place offers a corner-lot M-1 Light Industrial opportunity in Santa Ana, well suited for investors or owner-users seeking a functional, value-add asset. The building is delivered in true cold-shell condition, allowing for a customized build-out to meet specific operational needs.

The property features a fully fenced yard providing secure outdoor storage and efficient site circulation, along with enhanced access and visibility from its corner configuration. In addition to its core industrial utility, the site is located within a designated Cannabis Zone, offering optional future use flexibility without limiting traditional light industrial applications (buyer to verify).

This asset presents a compelling opportunity to acquire a customizable industrial property in a supply-constrained submarket with both

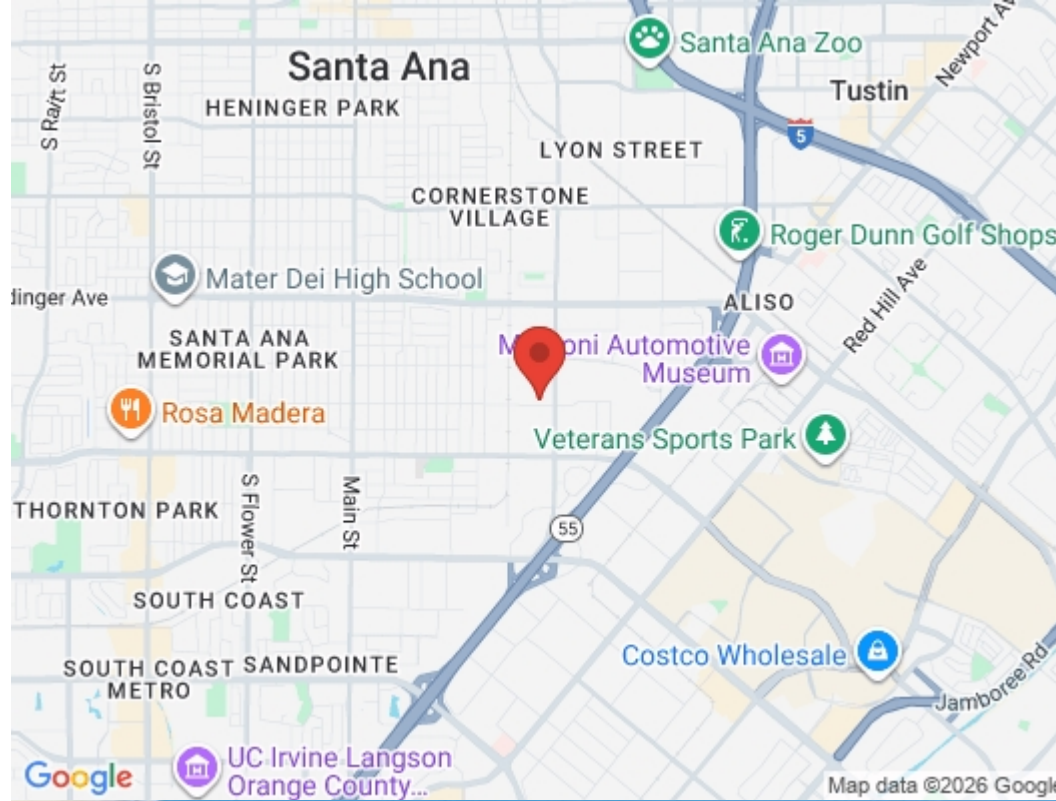
PROPERTY SUMMARY

Offering Price	\$3,130,000
Building SqFt	8,014 SqFt
Year Built	1965
Lot Size (SF)	13,776.00 SqFt
Parcel ID	014-331-05
Zoning Type	INDUSTRIAL
County	Orange
Frontage	212.00 Ft
Coordinates	33.719883,-117.851827



PROPERTY HIGHLIGHTS

- Property & Location Highlights
 - M-1 Light Industrial zoning
 - Located within a designated Cannabis Zone** (buyer to verify)
 - Corner lot** with strong access, visibility, and circulation
 - True cold-shell building** – ideal for custom build-out
 - Fully fenced yard** with secure outdoor storage potential
 - Well-suited for owner-users or value-add investors**
 - Central Santa Ana location** with access to major industrial corridors
 - Proximity to key freeways** serving Orange County and regional distribution
 - Established industrial surroundings** with strong employment base
 - Supply-constrained infill market** supporting long-term demand





LOCATION HIGHLIGHTS

- Location Highlights

Central infill location in Santa Ana

Immediate access to major Orange County freeways** for regional connectivity

Minutes from Downtown Santa Ana** and key civic, business, and service hubs

Strong proximity to labor pool** supporting industrial and service uses

Surrounded by established industrial and flex users**

Efficient access to Orange County distribution routes**

Infill market with limited new supply**, supporting long-term demand

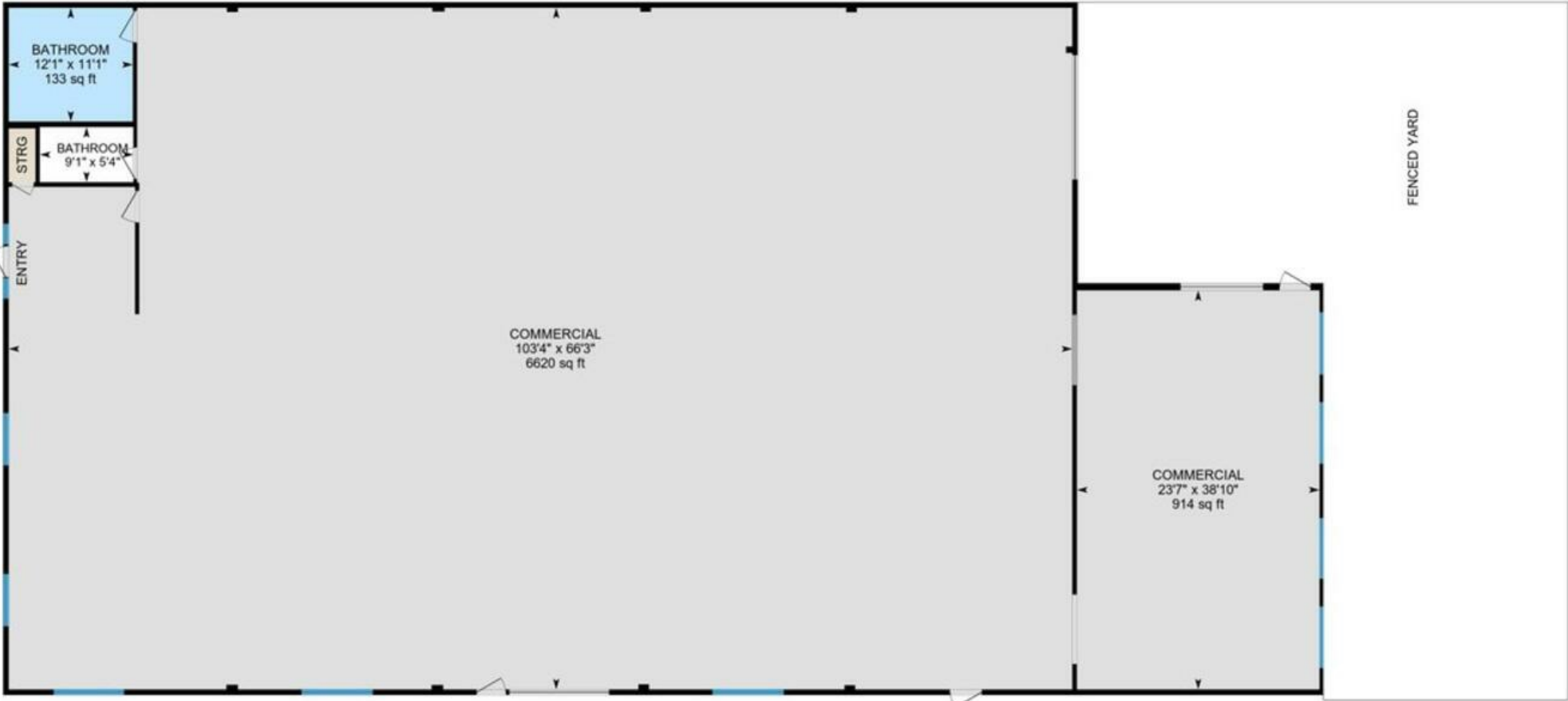
Close to retail, dining, and amenities** supporting employees and operations





1409 W St Gertrude Pl, Santa Ana, CA

Main Floor Finished Area 7934.10 sq ft
Unfinished Area 48.63 sq ft



PREPARED: 2025/03/21



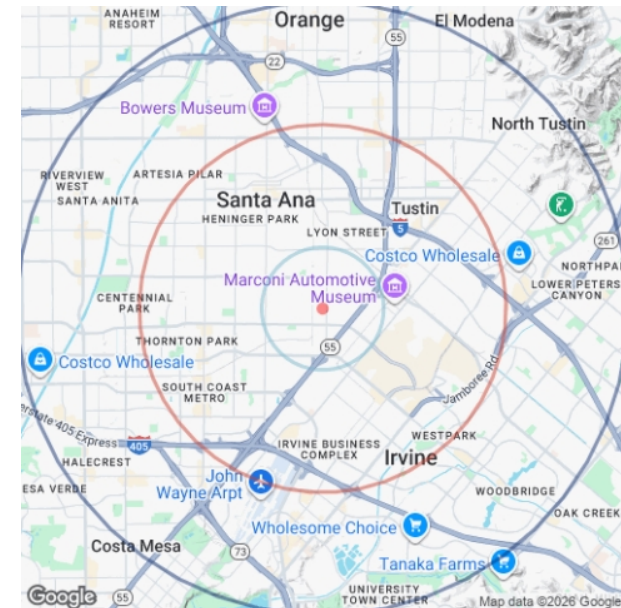
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

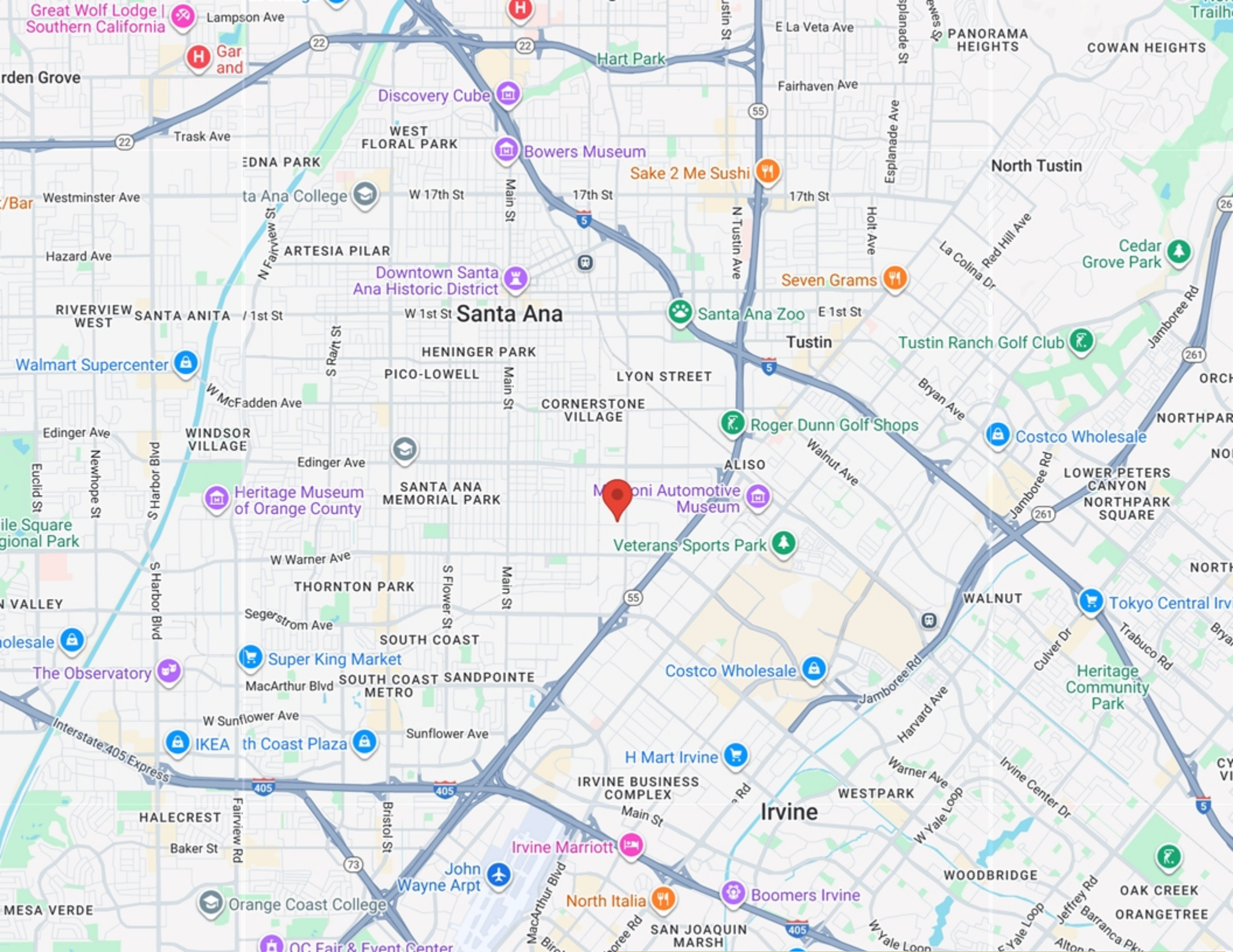
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,924	262,436	613,163
2010 Population	18,571	261,071	639,179
2025 Population	18,096	263,960	646,744
2030 Population	18,697	269,840	657,244
2025-2030 Growth Rate	0.66 %	0.44 %	0.32 %
2025 Daytime Population	34,378	343,335	776,294

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,431	61,389	170,883
2010 Total Households	3,401	65,212	185,359
2025 Total Households	4,555	78,146	206,890
2030 Total Households	5,105	82,585	216,245
2025 Average Household Size	3.95	3.31	3.06
2025 Owner Occupied Housing	1,761	28,782	91,583
2030 Owner Occupied Housing	1,816	29,796	94,452
2025 Renter Occupied Housing	2,794	49,364	115,307
2030 Renter Occupied Housing	3,289	52,789	121,792
2025 Vacant Housing	651	4,674	11,010
2025 Total Housing	5,206	82,820	217,900

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	224	4,945	14,130
\$15000-24999	169	3,342	8,518
\$25000-34999	249	3,473	7,935
\$35000-49999	380	6,950	14,941
\$50000-74999	648	11,831	26,871
\$75000-99999	630	10,320	24,760
\$100000-149999	965	16,099	41,354
\$150000-199999	582	9,425	27,668
\$200000 or greater	707	11,762	40,709
Median HH Income	\$ 98,797	\$ 94,637	\$ 105,335
Average HH Income	\$ 122,676	\$ 121,284	\$ 137,406





Moni Automotive Museum

Santa Ana

Irvine

Great Wolf Lodge | Southern California

Walmart Supercenter

The Observatory

IKEA

OC Fair & Event Center

Discovery Cube

Bowers Museum

Downtown Santa Ana Historic District

Heritage Museum of Orange County

Super King Market

South Coast Plaza

WEST FLORAL PARK

EDNA PARK

ARTESIA PILAR

WINDSOR VILLAGE

HERITAGE MUSEUM OF ORANGE COUNTY

THORNTON PARK

SOUTH COAST

SOUTH COAST SANDPONT METRO

HALECREST

MESA VERDE

Hart Park

Sake 2 Me Sushi

Seven Grams

Santa Ana Zoo

Roger Dunn Golf Shops

Veterans Sports Park

Costco Wholesale

H Mart Irvine

Irvine Marriott

North Italia

Boomers Irvine

PANORAMA HEIGHTS

COWAN HEIGHTS

North Tustin

Tustin Ranch Golf Club

Costco Wholesale

LOWER PETERS CANYON

NORTH PARK SQUARE

Tokyo Central

Heritage Community Park

WESTPARK

WOODBRIDGE

OAK CREEK

ORANGETREE

CITY OF SANTA ANA

COUNTY ORANGE
INCORPORATED 5/31/1886

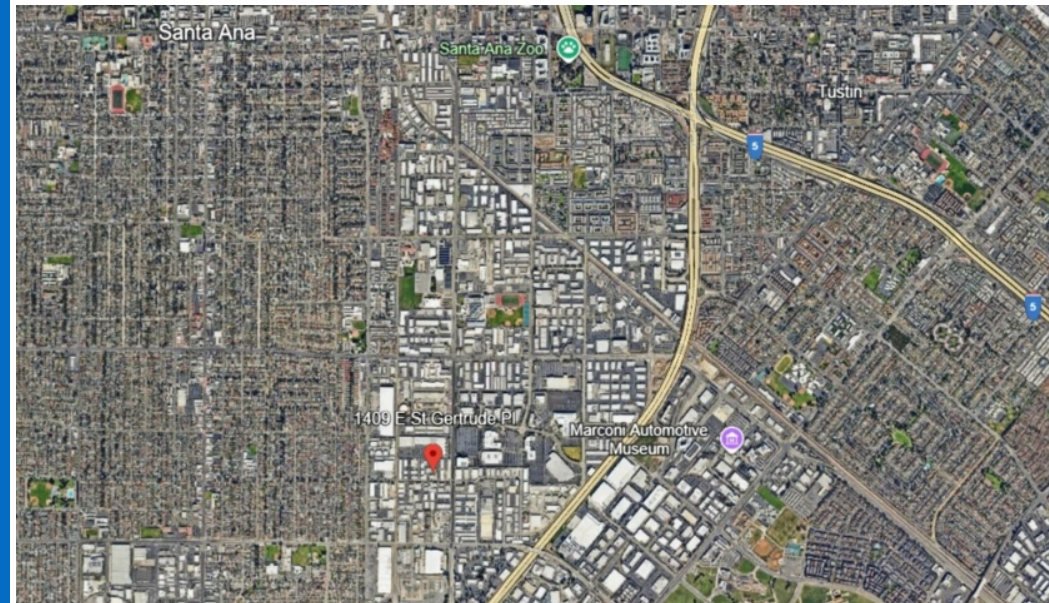
AREA

CITY 27.4 SQ MI
LAND 27.3 SQ MI
ELEVATION 115 FT

POPULATION

ABOUT SANTA ANA

Santa Ana (Spanish for 'Saint Anne') is a city in and the county seat of Orange County, California, United States. Located in the Greater Los Angeles region of Southern California, the city's population was 310,227 at the 2020 census. As of 2023, Santa Ana is the third most populous city in Orange County (after Anaheim and Irvine), the 14th-most populous city in California, and the 65th most populous city in the United States.



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ONE WEST REALTY and it should not be made available to any other person or entity without the written consent of ONE WEST REALTY .

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ONE WEST REALTY . This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. ONE WEST REALTY has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ONE WEST REALTY has not verified, and will not verify, any of the information contained herein, nor has ONE WEST REALTY conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE ONE WEST REALTY ADVISOR FOR MORE DETAILS.**

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